



July 27, 2007

Anderson & Associates, Inc.
Attn: Trevor Kimzey, PE
100 Ardmore St.
Blacksburg, VA 24060

RE: SP 07-018 Traffic Impact Study, First & Main, Blacksburg
SP 07-020 Transportation Improvements, First & Main, Blacksburg

Dear Mr. Kimzey;

A review of the referenced submissions has been completed. The Traffic Impact Study, and the Transportation Improvements plan **are not approved**.

Please be advised that this review has been based upon the Site Description included within the traffic impact study. Specifically, that site description states that "This study is based upon the proposed site plan provided by CMH Architects, dated March 20, 2007 and June 12, 2007 as shown in Appendix A." As you are aware, site development plans, First & Main Phase I and First & Main Phase 2, have also been submitted for review to develop the site in accordance with the Appendix A overview. That review has not been completed. Any changes in those plans, that change the overall development content, configuration, or other factor that affects traffic impact may result in additional comments or different comments in a resubmitted traffic impact study or transportation improvements plan.

The following comments are provided for your use in preparing a revised submission of the Traffic Impact Study and Transportation Improvements plan.

Engineering Comments

Jim Henegar, P.E., Town Engineer

Traffic Impact Study

1. Show proposed relocated or removed Blacksburg Transit stops on South Main Street along the development frontage as recommended on Page 16 of the *Traffic Impact Study*. Site Plan Sheet C1.02 shows a new Blacksburg Transit Bus Sign adjacent to the proposed pedestrian bridge. Are other bus stop locations proposed?

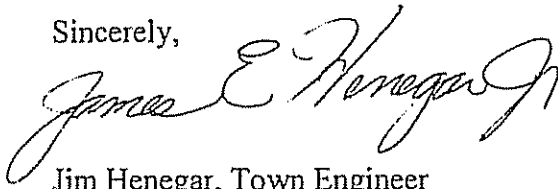
South Main Street Improvements

1. Add a second R5-2 ("No Trucks") sign at the beginning of the southbound right turn lane taper for the South Main Street Entrance (right turn in/right turn out). A second sign at the beginning of the taper will give advance warning to trucks before they commit to entering the right turn lane.

2. Provide a construction schedule and have the developer pay applicable erosion & sediment control and public infrastructure inspection fees of \$210/week. Inspection fees must be received before the Town will release the approved site plan.
3. Provide an engineer's estimate for public infrastructure improvements and have the developer provide a public improvements security in the estimated amount. A public improvements security must be received before the town will release the approved site plan.

Please contact us at 961-1126 if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Henegar". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "Henegar".

Jim Henegar, Town Engineer